

**THE ZONING BOARD WILL CONDUCT A  
SPECIAL MEETING AND PUBLIC HEARING ON  
TUESDAY JULY 26, 2016,  
AT 7:00 P.M, ON THE 7<sup>TH</sup> FLOOR, ZONING  
DEPARTMENT, GOVERNMENT CENTER BUILDING,  
888 WASHINGTON BLVD., STAMFORD, CT**

**REVISED**

**PUBLIC HEARING CONTINUED FROM JULY 11, 2016**

1. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review,** requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

**REGULAR MEETING**

1. **Application 216-24 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B),** Amend Subsection of Article III, Section 9 - I (Mill River District).
2. **Application 216-25 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B) – Map Change,** Applicant proposes to change approximately 4.95 acres (including 0.35 acres of City rights-of-way) in Blocks 6 & 7. Currently zoned R-5/C-G - Proposed change to MRD-D.
3. **Application 216-26 – RBS Americas Property Corp & City of Stamford, 0, 100, 102 CLINTON AVENUE; 29, 31, 37, 41 DIVISION STREET AND A PARCEL KNOWN AS N-1 ON MAP #13846 RECORDED IN THE STAMFORD LAND RECORDS (BLOCK A) AS WELL AS 75, 79, 99, 101, 107, 113 CLINTON AVENUE AND 0, 1, 4, 6, 10, 17, 19, 25 DIVISION STREET (BLOCK B) – requesting approval of Special Exception, General Development and Costal Site Plan** Review for the development of two residential buildings consisting of 456 units

and 567 parking spaces as well as associated site improvements. Also approximately 38,389 square feet along the river will be dedicated as public access space to facilitate the expansion of Mill River Park.

4. **Appl. 216-03 - SOUTHFIELD PROPERTY LLC, Text change**, to Amend Article III, Section 9AAAA (4) (g) to modify the front yard setback requirements in the DWD zone
5. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
6. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
7. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
8. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
- 9.. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.

10. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
11. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

**PENDING APPLICATIONS:**

1. Application 216-24 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Text Change
2. Application 216-25 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd
3. Application 216-26 – RBS Americas Property Corp & City of Stamford, 600 Washington Blvd & 888 Washington Blvd, Special Exception, General Development and Coastal Site Plan Review
4. Appl. 216-03 - SOUTHFIELD PROPERTY LLC, Text change
5. Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change
6. Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP
7. Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change
8. Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change
9. Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review
10. Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review
11. CSPR-978 – WATERFRONT MAGEE, LLC
12. Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review

## **NEW BUSINESS**

1. Administrative Review of signage, HSS Sports Rehab, 1 Blachley Road

## **ADJOURNMENT**

ZBagenda072616 – Special Meeting & Public Hearing -REVISED